182.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	648,100 / 648,100
					USE VALUE:	648,100 / 648,100
					ASSESSED:	648,100 / 648,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OROURKE KAREN
Owner 2:	
Owner 3:	
Street 1:	15 INDIAN HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OROURKE RITA F -
Owner 2:	-
Street 1:	15 INDIAN HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7161.000	198,600	5,100	444,400	648,100
Total Card	0.164	198,600	5,100	444,400	648,100
Total Parcel	0.164	198,600	5,100	444,400	648,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.33 | /Parcel: 506.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	123306
GIS Ref	
GIS Ref	
Insp Date	05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	198,600	5100	7,161.	444,400	648,100	648,100	Year End Roll	12/18/2019
2019	101	FV	175,900	5100	7,161.	444,400	625,400	625,400	Year End Roll	1/3/2019
2018	101	FV	175,900	5100	7,161.	374,500	555,500	555,500	Year End Roll	12/20/2017
2017	101	FV	175,900	5100	7,161.	342,800	523,800	523,800	Year End Roll	1/3/2017
2016	101	FV	175,900	5100	7,161.	292,000	473,000	473,000	Year End	1/4/2016
2015	101	FV	164,800	5100	7,161.	253,900	423,800	423,800	Year End Roll	12/11/2014
2014	101	FV	164,800	5100	7,161.	234,900	404,800	404,800	Year End Roll	12/16/2013
2013	101	FV	164,000	5100	7,161.	223,500	392,600	392,600		12/13/2012

!14260!

PRINT

Date	Time
12/11/20	04:07:34

LAST REV

Date	Time
06/19/18	12:49:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14260

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OROURKE RITA F,	54201-254		1/25/2010	Family	1	No	No		
OROURKE FRANCIS	54201-252		1/25/2010	Convenience	1	No	No		
OROURKE FRANCIS	36460-69		9/9/2002	Family	1	No	No		
	10581-313		7/14/1964			No	No		N

USER DEFINED

Prior Id # 1:	123306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2012	1637	Redo Bat	19,500	C				
8/9/2004	712	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
4/11/2013	Info Fm Prmt	MM	Mary M
10/15/2008	Meas/Inspect	197	PATRIOT
12/29/1999	Meas/Inspect	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7161		Sq. Ft.	Site		0	70.	0.89	7									444,381						444,400	

Total AC/HA: 0.16439 | Total SF/SM: 7161 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,381 | Spl Credit | Total: 444,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	141.315
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287794
Depreciation:	89216
Depreciated Total:	198578

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

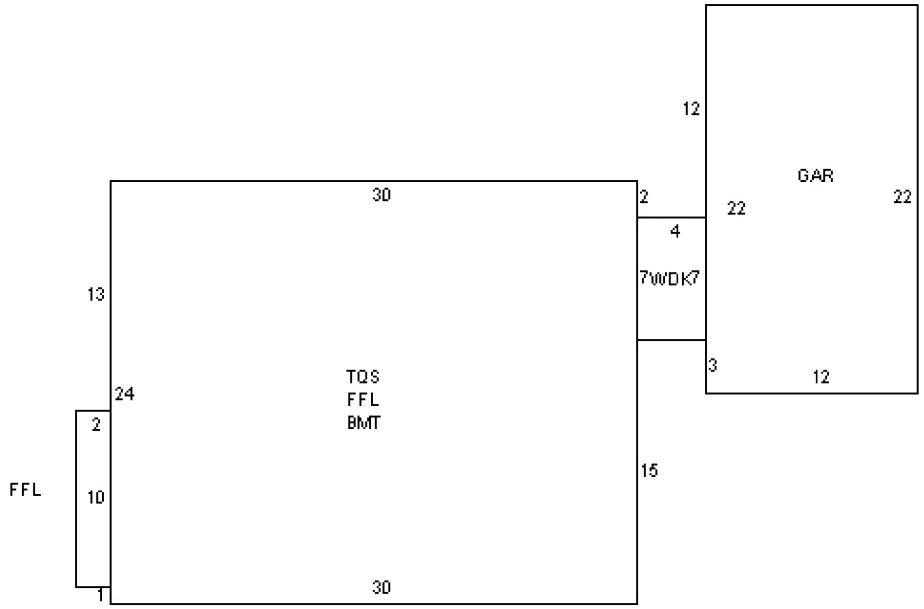
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.31
Special Features:	0	Val/Su Net:	86.65
Final Total:	198600	Val/Su SzAd	155.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	740	141.310	104,573
BMT	Basement	720	42.390	30,524
TQS	3/4 Story	540	141.310	76,310
GAR	Garage	264	24.390	6,440
WDK	Deck	28	15.950	447

Net Sketched Area:	2,292			Total:	218,294
Size Ad	1280	Gross Are	2472	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1952	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100